

Lido Harbour South

Building and Grounds Committee

Seaview Exterior Door Review

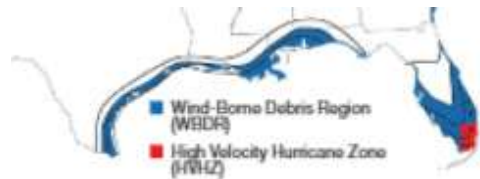
General Information regarding LHS Seaview Exterior Door Replacement

- The replacement of a kitchen or a front door is a unit alteration that requires LHS Board Approval.
- A copy of the LHS remodel forms can be found on the LHS website.
- The replacement of a kitchen or front door requires a City of Sarasota Building Permit and must meet code-related requirements.
- The intent is that LHS exterior doors have a uniform look.

LHS Seaview Exterior Door Code Requirements

HVHZ- High Velocity Hurricane Zone- winds up to 175 mph (only mandated in Miami-Dade area)

WBDZ- Wind-Borne Debris Zone- winds up to 167 mph



- Spoke with Adam Swift from Code Compliance on 9/9/24
- Seaview doors must be either HVHZ or WBDZ rated
- Seaview doors must be impact rated
- Glass in the kitchen door must be turtle tinted if visible from the beach
- Glass must be impact glass
- Screen is allowed in the door as long as the door is impact rated

Considerations when replacing a LHS Seaview exterior door

- Is the door style the one that has been approved by the Board
- Does the manufacturer have a door that fits the existing openings
- Is the door fiberglass (does not warp, rot, dent, or rust)
- Does the door have a polyurethane foam core that insulates against heat for energy efficiency
- Is the door frame engineered to form a tight seal against wind, drafts, and leaks
- Has the door been tested against a corrosive salt atmosphere and color fading in the sun
- Is the door manufacturer an Energy Star partner
- Is the door compliant with hurricane structural, hurricane impact, and latest energy codes
- Is the glass impact rated glass
- Do you want the kitchen door window to open with a screen (vented)
- Do you want a blind built into the kitchen door window
- Can the finish of the door be painted
- What is the warranty
- What direction does the door open

- Is the hardware corrosive resistant

Some Brands of Doors to Consider

- Therma-tru www.thermatru.com look at the impact-rated products brochure
- BHI Doors (Builders Hardware Florida) <https://view.publitas.com/bhidoors/bhi-2024-exterior-impact/page/1> -available through WeatherTite
- Western Reflections www.western-reflections.com
- PlastPro www.plastproinc.com

Existing Seaview Wooden Door Styles



The Building and Grounds Committee met via Zoom on 9/10/24. Potential styles of doors for Seaview were reviewed. On 9/19/24 a vote was sent out to the Building and Grounds Committee members regarding the potential styles of doors. The style of doors that the Committee agreed upon for Seaview exterior doors is a two vertical panel door for the front door and a one lower panel half lite door (either vented or non-vented per owner preference) for the kitchen door. Below

are the styles that the Committee would like to recommend to the Board for review.

Potential Style to Review for the Seaview Kitchen Door- with flush lower panel with half lite window. Vented window is optional

Note that this picture is snipped from a catalog and are for style only and not for color.



Potential Style to Review for the Seaview Front Door-two vertical panel door



Since our Building and Grounds Committee meeting held on 9/10/24, the following research has been done.

Kitchen Door

Kimal Lumber-Window and Door

Per David Houston at Kimal Lumber- Window and Door The Therma-Tru Wind Borne Debris door is not available as a vented door. (This confirms what we were told by Dan at Dan's Window and Door.) David indicated that PlastPro has a Wind Borne Resistant Door that has the half glass, one panel, and is vented. The quote he gave me for the Plast Pro door on 9/13 is \$2,276.71 for the door and a cash order delivery charge. That quote expires on 9/28/24. Kimal Lumber does not do installations. He also sent me a listing of contractors who would install the door at a price that is between the unit owner and the contractor.

Gloria Bork contacted Dave to get a price on two panel WBDZ front doors. On 9/19 Dave gave her a price of \$877.40 for a PlastPro door and \$753 for a ThermaTru door. There is a \$80 delivery charge. You would have to have the door installed by a contractor at a price that is between the unit owner and the contractor.

WeatherTite-

Ross Mallin from WeatherTite on 9/12/24 informed me that they have a Wind Borne Debris Zone smooth coat BHI door with ½ turtle tinted glass with one panel on the bottom that has a screen. On 3/28/25 Ross indicated that due to the 30" width of the kitchen door, only the flush bottom is available in the Wind Borne Debris Zone smooth coat BHI door the ½ turtle tinted glass. Due to the relationship between Lido Harbour South and WeatherTite, they are offering if we have 10 people or more ordering the door a price of \$3,153 installed with a new frame and threshold and a lifetime warranty.

On 9/19 Ross provided a price for the 2-panel front door of \$2,600 for a minimum of 10 doors.

3/30/25